

BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS

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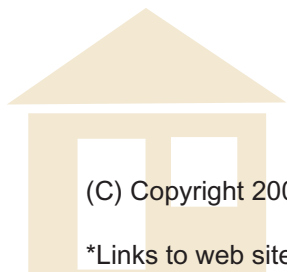
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BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS

ACCESSORY APARTMENTS: ARE THEY A REALISTIC ALTERNATIVE FOR AGEING IN PLACE? / Chapman, Nancy J.; Howe, Deborah A -- [London, UK]:

Carfax Publishing; Taylor & Francis Group, 2001

Abstract of article also available via the World Wide Web:

<http://www.tandf.co.uk/journals/online/0267-3037.html>

Housing Studies - Vol. 16, No. 5, p. 637-650 (Sept. 10, 2001)

The accessory apartment in North America - defined as the addition of a small, separate living unit within a detached single-family house - has been advocated as a housing alternative allowing older people to 'age in place'. Based on a survey of owners of accessory units built in Seattle, Washington State, that were developed since legalisation in 1994 and a literature review, this research explores the extent to which accessory apartments are benefiting the elderly. Although only 14 per cent of the owners and 11 per cent of the tenants in Seattle were over 65, there is evidence that such apartments serve a higher proportion of older persons over time.

ACCESSORY APARTMENTS IN SINGLE-FAMILY HOUSING / Gellen, Martin / Center for Urban Policy Research -- New Brunswick, NJ: CUPR, 1985.

Includes bibliographical references and index

Introduction - This book examines accessory apartment conversions as an emerging trend in American housing. It also assesses their potential as an instrument of local and national housing policy. As the reproduction cost of housing has increased, consumers have begun to make more intensive use of existing dwellings. Accessory apartment conversions represent one form of this response. - (p. xiii)

ACCESSORY APARTMENTS AND SINGLE-FAMILY ZONING / Gellen, Martin - Berkeley, CA: / University of California, Berkeley, Institute of Urban and Regional Development (IURD), 1983

(U.C. Berkeley - IURD Working paper; no. 406)

"June 1983".

This paper was originally prepared for presentation at the annual conference of the American Planning Association (Seattle, WA - April 19, 1983)

Available for purchase via the World Wide Web:

<http://www-iurd.ced.berkeley.edu/workingpapers/pre1990.htm>

Also: HT393.C2C25 W6 no.406 – U.C. Berkeley – Environmental Design Library

BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS

ACCESSORY DWELLING UNIT MANUAL / City of Santa Cruz -- [Santa Cruz, CA]: City of Santa Cruz Housing and Community Development, 2003.

Growing Santa Cruz's Neighborhoods from the Inside

Funded by: California Pollution Control Financing Authority, Sustainable Communities Grant and Loan Program

The manual includes relevant zoning, design standards, building codes and showcases ADU Prototype designs. Accompanied by companion volume, ADU Development Program Prototype Plan Sets (order via the World Wide Web).

Manual available full text via the World Wide Web:

<http://www.ci.santa-cruz.ca.us/pl/hcd/ADU/order.html>

Foreword: Although challenged by growth pressures with increasing enrollment at the University of California at Santa Cruz (UCSC) and the attractiveness of Santa Cruz's proximity to Silicon Valley, the City of Santa Cruz endeavors to maintain a small town atmosphere, distinguished by a diverse community and encircled by the natural beauty of a greenbelt. By necessity, infill-housing opportunities are a critical part of the City's approach to providing new affordable housing choices. Accessory Dwelling Units (ADUs) are one way for the City to provide more rental housing as well as making home ownership more affordable. With each new ADU, the overall stock of rental housing increases and with the added rental income, a homeowner might more easily afford their home.

ACCESSORY DWELLING UNIT (ADU) MONITORING PROJECT INVENTORY 1998-1999 / City of Portland, Bureau of Planning -- Portland, OR: Portland Bureau of Planning, 2003.

Also available full text at the World Wide Web:

http://www.planning.ci.portland.or.us/pdf/ADU_Inventory_98_99_0703.pdf

Overview: In August 2000, Bureau of Planning staff completed a Project Initiation and Scoping Report. This report explained how the planning staff intended to monitor and evaluate accessory dwelling unit (ADU) development in 1998 and 1999. The report laid out a methodology of data collection and analysis. Planning staff collected data on the basis of the issues relevant to the 1998 ADU Zoning Code changes and public testimony about those changes. For example, neighborhoods testified about their concerns regarding a possible concentration of ADU's. In completing the inventory, staff listed the neighborhoods in which ADU's were created. - (p. 1)

BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS

ACCESSORY DWELLING UNIT (ADU) MONITORING PROJECT: Report to Planning Commission / City of Portland, Bureau of Planning -- Portland, OR: Bureau of Planning, 2003.

Also available full text via the World Wide Web:

http://www.planning.ci.portland.or.us/pdf/ADU_rept_to_pc_0703.pdf

Portland's Comprehensive Plan calls for housing development that is "affordable across the full spectrum of household incomes". The Zoning Code allows ADU's as a way of providing "a broader range of accessible and more affordable housing"... Many ADU's are owner-occupied and used for family members, others are rentals. These ADU's may be only as affordable as any small sized apartment in a particular neighborhood. However, some ADU's also provide income to a homeowner who rents out the unit. Most of the ADU's are owner-occupied and if now inhabited by family members, they may be rented out in the future. - (p. 9).

ACCESSORY RENTAL UNITS IN THE PORTLAND AREA: A guide for design, development and management / Seltzer, Ethan; Perry, Theodis / Institute of Portland Metropolitan Studies -- Portland, OR: Portland State University, School of Urban and Public Affairs, 1995.

Introduction - "Since we are long past the era when government could be looked to for the provision of large numbers of affordable housing units, we need to collectively explore new or alternative methods that augment the efforts that government bodies will be making. Hence the purpose for this publication. One of the fastest ways to double the housing supply would be to allow every single family house to serve as a duplex. Surely not all homeowners would be interested. However, for those that are, the rules ought to be clear and the goal of creating an additional unit achievable."

Contact: California Dept. of Housing and Community Development – Housing Resource Center Library – Maggie Kauffman, Librarian (916) 322-9648

ACCESSORY UNITS RESOURCE GUIDE: The state of the art / National Resource and Policy Center on Housing & Long Term Care -- Los Angeles, CA: Hare Planning and Design, 1993.

Also available full text via the World Wide Web:

<http://www.aoa.gov/Housing/accunits.html>

The literature on accessory units is growing so rapidly that many local studies can no longer be listed in this resource guide. In general, entries are selected because they make specific and often unique contributions to the field. An exception to these selection rules has been made in the case of some listings from the early 1980's that were particularly influential.

BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS

AGING AND SMART GROWTH: Building aging-sensitive communities /

Howe, Debra / Funders' Network for Smart Growth and Livable Communities -- Miami, FL: Collins Center for Public Policy, 2001.

(Funders Network Translation Paper; no. 7)

Available full text via the World Wide Web:

http://www.knowledgeplex.org/kp/report/report/relfiles/fn_0722_translation_7.pdf

"Restrictive definitions of what constitutes a family along with outright limits on the number of unrelated individuals who are allowed to live together as a household can present obstacles to older people who want to share housing." - (p. 9).

ALLOWING ACCESSORY APARTMENTS: Key issues for local officials /

Hodges, Samuel J.; Goldman, Ellis G / U.S. Dept. of Housing and Urban Development -- Washington, DC: HUD - Office of Policy, Development and Research, 1983.

(Report no. HUD-PDR-747)

Introduction - A combination of factors, including smaller households, sharply rising housing costs, and general economic conditions has led to a growing interest in the creation of accessory apartments in single-family homes.

Accessory apartments are self-contained dwelling units created from existing space. They include separate kitchen and bath facilities and a separate entrance. - (p. 3).

ALTERNATIVE HOUSING ARRANGEMENTS: A selected information guide /

Hare, Patrick / U.S. Dept. of Housing and Urban Development -- Washington, DC: HUD - Office of Policy, Development and Research, 1985.

Introduction - "Alternative living arrangements is the collective name for shared housing, household matching services, accessory apartments, and ECHO housing or granny flats -- a new name for old ideas with new relevance. As the demographics in the United States change, these forms of housing can become attractive options for the growing numbers of single persons, small families, and older persons seeking housing to fit their needs and their budgets." (p. 1).

A COTTAGE FOR SALE: Low-cost 'Granny Flats' combine proximity with privacy /

Hamilton, Martha M -- [Washington, DC]: The Washington Post, 1995.

The Washington Post - v.118, no.330, Tue ed., column 1, p.WH9- (Oct. 31, 1996)

Abstract: "This might offer an opportunity for people to take care of their older relatives without huge expenses," said George Gaberlavage, a senior analyst in the American Association of Retired Persons Public Policy Institute.

BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS

E.C.H.O. HOUSING: [ELDER COTTAGE HOUSING OPPORTUNITY] - A review of zoning issues and other considerations / Hare, Patrick H.; Hollis, Linda E. -- Washington, DC: American Association of Retired Persons, 1983. Report includes bibliographical references.

Introduction - "This booklet represents a review of the technical zoning issues raised by Elder Cottage Housing Opportunity (ECHO) units, small temporary units placed in side or rear yards to enable adult children to take care of aging parents..." (p. 4).

ECONOMIC ASPECTS OF THE REGULATION OF SECONDARY UNITS / Gellen, Martin -- Berkeley, CA: University of California, Berkeley, Institute of Urban and Regional Development (IURD), 1982
(U.C. Berkeley - IURD Working paper; no. 393)

Includes bibliographical references

Available for purchase via the World Wide Web:

http://www-iurd.ced.berkeley.edu/workingpapers_pre1990.htm

Also: HT393.C2C25 W6 no.393 – U.C. Berkeley – *Environmental Design Library*

EVERYTHING'S RELATIVE / Weber, Carolyn -- [Washington, DC]: Hanley-Wood, Inc. 1999

Builder - Vol. 22, no. 13 (October 1999) p. 200(1)

ABSTRACT: Planned community development Amelia Park in Amelia Island, FL, combines conventional land planning and architecture inspired by history. The popularity of the development is reflected in the fact that more than 50% of its units have already been sold. All Amelia Park homes including the townhouse models have a standard detached rear-loaded garage. However, the granny flats above are zoned as rental units and can be used for home offices, studios or extra living space.

GRANNY FLATS ADD FLEXIBILITY AND AFFORDABILITY / New Urban News -- Ithaca, NY: New Urban Publications, 2001.

Also available full text via the World Wide Web:

<http://www.newurbannews.com/accessory.html>

New Urban News - Vol. 6, no. 8 (December 2001) p. 8-10

Accessory dwelling units (ADUs) appear under many aliases -- granny flats, garage apartments, carriage houses, ancillary units -- and they almost invariably show up on a checklist of what sets new urban communities apart from conventional subdivisions. They are by no means ubiquitous, but developers from diverse projects report that granny flats have become a popular amenity and an important selling point. For some home owners, the most attractive aspect of ADUs is the potential for extra income from renting out the unit.

BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS

GRANNY FLATS FINDING A HOME IN TIGHT MARKET / El Nasser, Haya -- McLean, VA: USA Today, Inc. 2004.

USA Today - News Section Page 3A (January 5, 2004)

"California is leading the pack with a new law that effectively forces cities to relax zoning codes and make it easier to get building permits for such rental units. Cities can't ban granny flats, and homeowners no longer have to face angry neighbors at public hearings. 'What has really caused resurgence is the combination of the affordable housing crisis and increasing concerns over sprawl,' says Cathy Creswell, deputy director of the California Department of Housing and Community Development. California, which is adding about 500,000 residents a year, is in the thick of a housing shortage. Housing prices there are among the highest in the nation." - (p. 3A)

GREAT EXPECTATIONS / Weber, Carolyn -- [Washington, DC]: Hanley-Wood, Inc. 2000

Builder - Vol. 23, no. 7 (June 2000) p. 124-134

ABSTRACT: A booming economy and buyers with more sophisticated tastes have compelled the home building industry to provide innovative plans and design details usually reserved only for custom houses. Demographic shifts are creating new family situations and a need for niched products to accommodate those lifestyles. One solution to maintaining household peace is providing what used to be called a granny flat or in-law suite.

HOW TO MAKE HOUSING AFFORDABLE: Let people subdivide their homes / Maass, Peter -- [Washington, DC]: U.S. News and World Report, L.P. 1996.

U.S. News & World Report - Vol. 121, no. 26 (Dec. 30, 1996) p. 51-(2)

ABSTRACT: The high cost of housing can drive people to poverty as they pay more than half of their gross income for a roof over their heads. Zoning laws in many cities should be changed to allow people to build accessory apartments to lower costs for themselves as well as others and provide a form of security.

INSTALLATIONS OF ACCESSORY UNITS IN COMMUNITIES WHERE THEY ARE LEGAL -- Washington, DC: Hare Planning & Design, 1990.

ABSTRACT: Accessory units, as used here, include both accessory apartments and accessory cottages. Accessory apartments are complete, separate living units installed in the surplus space in single family homes. The potential of accessory apartments to provide housing stems from the fact that the baby boom has been followed by an empty nester boom, or more technically, by under utilization of single family housing stock.

Contact: California Dept. of Housing and Community Development Library

BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS

KEEPING THE HOME MAY MEAN TAKING OTHERS AS TENANTS / Rich, Motoko -- New York, NY: New York Times Company, 2003.

New York Times - Section 1, page 1, column 6 (October 12, 2003)

Dwight and Purisima Culdice view their garage as more than a repository for two cars, a treadmill, two desks, empty suitcases and countless piles of paper. They hope it will be their financial future. The Culdices, who live in a single- family home on a street of detached houses, want to transform part of their large garage into a studio apartment. They have set aside \$38,000 to build it and figure they could rent it for \$750 a month, offsetting half their mortgage payment. For a growing number of people, the all-American ideal of a family home -- a house with a yard and a garage -- now involves sharing it with a stranger.

NEW URBAN AND STANDARD SUBURBAN SUBDIVISIONS: Evaluating psychological and social goals / Brown, Barbara B.; Cropper, Vivian L. /

American Planning Association -- Chicago, IL: APA, 2001.

Article includes bibliographical references.

Journal of the American Planning Assoc. - Vol. 67, no.4, Autumn 2001 (p. 402-419)

Also available for purchase via the World Wide Web:

<http://www.planning.org/japa/index.htm>

"Residents of both subdivisions were interviewed about their sense of community, neighborliness, neighborhood uses, attitudes toward diverse neighborhoods, and support of distinctive New Urbanist residential design strategies: accessory apartments, reconfigured house/garage siting, and narrow alleys behind homes."- (p. [1])

SECOND UNIT LAW AS AMENDED BY CHAPTER 1062, STATUTES OF 2002, Assembly bill 1866 [A.B. 1866: Second Unit Legislation Memo] /

California. Dept. of Housing and Community Development -- Sacramento, CA:

HCD - Division of Housing Policy Development, 2003.

"Memorandum to Planning Directors and Interested Parties" dated Aug. 6, 2003.

Available full text via the World Wide Web:

http://www.hcd.ca.gov/hpd/hpd_memo_ab1866.pdf

Introduction: Second units (i.e. in law apartments, granny flats, or accessory apartments) provide an important source of affordable housing. By promoting the development of second units, a community may ease a rental housing deficit, maximize limited land resources and existing infrastructure and assist low and moderate-income homeowners with supplemental income. - (p. 2)

BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS

SECOND-UNIT ORDINANCES OVERHAULED: State law forces revisions in many cities and counties / Shigley, Paul -- Ventura, CA: Solimar Research Group, 2003.

Also available for purchase at the World Wide Web:

<http://www.cp-dr.com/binn/main.taf?function=archives>

California Planning & Development Report - Vol. 18, no. 8 (August 2003)

In response to a new state law that mandates the easier regulatory processing of second units, cities and counties across California have been revising their regulations. Most jurisdictions are relaxing their rules, although some cities and counties appear to be adding performance standards that could discourage second-unit development. - (p. 1)

SECOND UNITS: An emerging housing resource / Verrips, Bert -- San Francisco, CA: People for Open Space, 1983.

(POS Housing/Greenbelt Program technical report; no. 2-E)

Includes bibliographical references

Summary: The conversion of existing single-family dwellings to add secondary units is a potentially effective, environmentally sensitive, and economically feasible response to the Bay Area's serious housing problem. However, because of resident concerns with the impacts of second units on existing neighborhoods, the development of such units is either illegal or severely restricted in most communities. The purpose of this report is to evaluate the costs and benefits of second units, and consider what regulations might be appropriate to respond to the impacts of second units while still encouraging their development. - (p. iii)

SECONDARY UNITS: A painless way to increase the supply of housing [SPUR report] / San Francisco Planning and Urban Research Association

(SPUR) -- [San Francisco, CA]: SPUR [2001]

(SPUR report; no. 398 (August 2001))

"This paper was developed by the SPUR Housing Committee... it was debated and adopted by the full SPUR Board on April 18, 2001. It constitutes the official policy of SPUR." - (p. 9).

Also available full text via the World Wide Web:

<http://www.spur.org/documents/secondaryunits.pdf>

Overview: Allowing homeowners to add secondary rental units to their property is one of the most promising strategies we have for increasing the supply of housing in San Francisco without significantly changing the aesthetic character of our neighborhoods - (p. [1])

BIBLIOGRAPHY OF SELECTED RESOURCES ON SECOND UNITS

SECONDARY UNITS (ACCESSORY APARTMENTS AND ECHO HOUSING): A step-by-step program development guide / Pollak, Patricia B. -- Albany, NY: Rural Aging Services Partnerships (R.A.S.P.) 1986.
(R.A.S.P. Resource manual; no. 6)

"Installing an accessory apartment in a single-family home can provide an older homeowner with a source of income. In addition, tenants can often provide assistance with home maintenance and other chores. The presence of a tenant can also add a sense of security for an older homeowner. Yet privacy and independence need not be sacrificed. For the community, accessory apartments represent an increased supply of small apartments created by more intensively using existing housing resources." - (p. 5).

SMALL SOLUTIONS: SECOND UNITS AS AFFORDABLE HOUSING: The evaluation of the Double Unit Opportunity Program / San Francisco Development Fund -- San Francisco, CA: San Francisco Development Fund, 1988.

For many California residents, suitable housing at an affordable level is simply unavailable. One potential source of affordable rental housing is to use under-utilized space in single-family neighborhoods to create second units. These small dwelling units, also known as accessory apartments, in-law apartments, or granny flats, involve no land acquisition costs and minimal new infrastructure." - (p. 1).

TWO-BY-TWO: A status report on accessory apartments in the Bay Area / Lawrence, Jill; Watson, Lesley -- Chicago, IL: APA, 1988.
Illustrated article includes example floor plan.
Planning - Vol. 54, no. 11 (November 1988) p. 22-23

"After three years of experience with accessory apartments, or 'second units' as they are called in the Bay Area, the San Francisco Development Fund has concluded that this is an innovation that works." - (p. 22).

YOUR NEW NEIGHBOR: MOM - Instead of scattering, more extended families are living in the same town ... or on the same block / Fletcher, June - [Chicopee, MA]: Wall Street Journal, 2002.
Wall Street Journal - (Eastern ed.) Friday edition, column 2, W1 (Dec. 20, 2002)
KB Home, a big California builder, says generally a third of its new home buyers want a granny flat. But in one development, Sycamore Villas, in Hercules, Calif., a full 70% of buyers ask for them.